

Daylesford Lake

February, 2014

Construction To Begin On The Next Phase



We are pleased to have extremely talented professionals who are able to offer high-quality services to our community. House siding replacement is considered by most experts one of the wisest investments a homeowner can make. House siding cost may be high, but the payoff will be more than you originally spent.

“Bankrate, a leading consumer financial service and key contributor to The New York Times, Wall Street Journal and USA Today, lists upgrading to fiber cement siding as the best investment in home renovation. The average return on investment is 103.6 percent, according to Bankrate.”

Zillow predicts 19312 home values will increase 3.9% next year, compared to a 3% rise for Tredyffrin as a whole.

The next phase of construction will begin when weather permits. Homeowners are advised to start planning ahead if you are going to be replacing windows and/or patio doors. The list of vendors is for your convenience and have been approved by the

Board. They are knowledgeable with regard to the specifications drafted by Falcon Engineering for this project.

Pre construction meetings will be scheduled for the buildings in the next phase of the project. It is very important that you attend the meeting so that any concerns you may have will be addressed.

LIST OF WINDOW SUPPLIERS

J & L Building Materials, Inc.
600 Lancaster Ave.
Frazer, PA 19355
610-644-6311
Contact: Ted Ruben

Fox Lumber & Building Materials
11 West Main Street
Clinton, NJ 08809
610-246-5994
Contact: Anthony Craig

Universal Supply Co.
292 Third Street
Trenton, NJ 08611
609-500-0227
Contact: Barry Keenan

Special points of interest:

- If you are going away on vacation, please be sure to turn off your water to the house.
- If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F.



Garage Door Specifications

Garage doors must be Model 8300 series Contemporary with Rough Satin finish. The color is almond. Please be sure to fill out an Architectural Request Form before you order the door. If you have any questions, please contact the office at 610-407-4347.

GARAGE DOORS

Your garage generally accounts for 20–40 percent of your home, so it's a feature that should not be overlooked. A garage is also a selling point for any home, and the type of door you install can play a big role in the overall aesthetics and property value.

Curb appeal is always nice, this adds to your landscaping, siding, and the design of your unit. Many people see a garage door as an afterthought, but the age and

look of the door can play a big role in the overall look of your unit and ultimately the entire building.

Energy efficiency is especially important and insulated doors cut down on your energy costs, improve noise isolation, and are made durable to last for many years without have to paint them.

Unit owners who have already had recladding work done and whose garage door is rotted, will be receiving

a letter to replace the rotted portion of the garage door.

Many people who have had to replace the bottom panel have opted to replace the entire door which generally is more cost effective in the long run.

If you are considering getting a new garage door please remember to complete an Architectural Request Form which you can find on the website.

SNOWSTORM

After a snowstorm, crews are normally mobilized after two inches of snowfall. However, Primavera Landscaping is usually out during the entire snow event. It is virtually impossible for any snow service contractor to address every condition which may exist as a result of winter storms. Once a storm has ended and services are completed, new conditions may arise (i.e. wind drifts, thawing and refreezing, roads, etc.).

Owners and residents should not throw snow onto the Association's roadways after the roadways have been cleared of snow. This causes an increase in the cost for snow removal as Primavera Landscaping has to plow the area again. Please pile snow on the grass beside

your unit.

We ask for your patience during snowstorms since snow clearing efforts depend on the nature of each storm, i.e., temperature, moisture levels, wind and number of inches predicted.

Use caution at all times! Don't underestimate walking or driving surfaces especially if the surfaces are shiny or appear wet. Such conditions are typically present in the early morning hours or just after sunset.

While we all want our area cleared first, the property is large and it takes time to clear all areas.

When possible, please park in your garage or driveway during a snowfall to allow complete snow removal of

overflow parking areas.

Please be patient and allow the contractor and Management to deal with each storm to the best of our abilities. Conditions resulting from each storm all depend on a number of factors. We need each resident to be sensitive to the varying weather conditions and we need your cooperation in helping us all get through the winter.



Daylesford Lake Winter Wonderland



PENNSYLVANIA'S SCHOOL BUS STOPPING LAW Keeping Children Safe

I said it before and I'll say it again!

When you meet or overtake a stopped school bus with red signal lights flashing and stop arm extended, you **MUST STOP**.

When you approach an intersection where a school bus is stopped with red signal lights flashing and stop arm extended, you **MUST STOP**.

You **MUST STOP** at least ten (10) feet away from the school bus.

You **MUST WAIT** until the red

lights have stopped flashing and the stop arm has been withdrawn before moving.

DO NOT MOVE until all the children have reached a place of safety.

You **MUST STOP** on roadways with painted lines.

1.5 million children are transported on Pennsylvania roads each day.

Every year, children are needlessly injured or killed by driv-

ers passing stopped school buses.

Our Children's Safety Is In Your Hands. Know your responsibility.

If In Doubt, STOP!

PENALTIES

If you are convicted of violating Pennsylvania's School Bus stopping Law, you will receive all of the following penalties:

** 60-Day Driver's License Suspension*

** Five (5) points on your driving record*

** \$250 Fine*

Just a note

Occasionally, the Management or the Board of Directors receives complaints by homeowners about their neighbors.

Some of the complaints that the office receives are anonymous. Neither the management company nor the Board of Directors will consider any complaints against another Unit Owner on the basis of an anonymous letter. You

must identify yourself and provide a photograph of the offense.

All issues discussed will be held in confidence and we will not offer or provide the unit owner, in violation, with your information, however we need to have a contact name and photograph of the violation.

There is no parking on the street in Daylesford Lake.

Please use the overflow parking areas.



Rosemarie's Corner



Welcome to the neighborhood:

Rongxiang Liu Datan

Matthew and Angela Collingwood

Robert Smik

Please visit our updated website at

www.daylesford-lake.com and register.

Remember to update your email address with the management office if you have changed it recently.